



**TO LET**

Unit B6, West Point Industrial Estate,  
Cardiff, **CF11 8JQ**

## Well located light industrial / trade counter / warehouse - Coming soon - To be refurbished

- 1 No. level loading door 2.9m (w) x 3.9m (h)
- Minimum eaves height of 6.5m
- Maximum eaves height of 8.75m
- Single storey office accommodation
- Kitchenette and WC facilities
- Good parking provisions
- 3 phase electricity



### Size

3,135 sq ft (291.25 sq m)

### Rent

£26,650 per annum

## Location

West Point Industrial Estate is prominently situated on Penarth Road (A4160), a key arterial route providing direct access into Cardiff City Centre.

The estate lies approximately 2.3 miles south of the city centre and around 2 miles south-west of Cardiff Bay, offering a highly accessible location for occupiers. It also benefits from excellent connectivity to the wider motorway network, with Junction 33 of the M4 located within close proximity via the A4232 dual carriageway.

The surrounding area is an established commercial and trade location, comprising a diverse mix of industrial, trade counter, automotive and retail occupiers. Notable nearby businesses include Greggs, BMW, Dreams and Costa, contributing to the estate's strong commercial profile and occupier appeal.

## Connectivity

### Road

|        |         |
|--------|---------|
| A4232  | 1 mile  |
| M4 J33 | 9 miles |



### Train Stations

|                 |          |
|-----------------|----------|
| Cardiff Central | 2 miles  |
| Newport         | 17 miles |



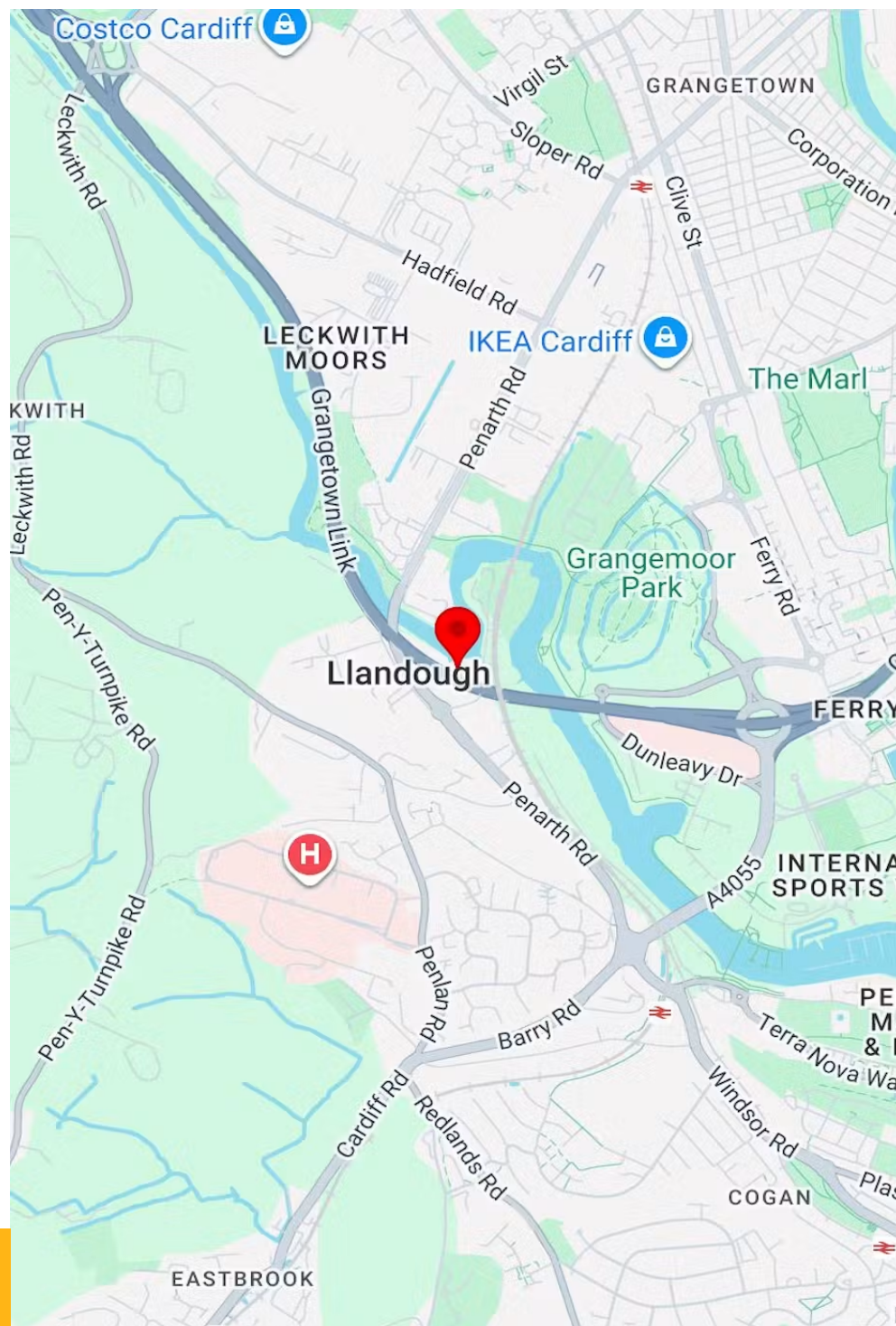
### Airports

|                 |          |
|-----------------|----------|
| Cardiff Airport | 9 miles  |
| Bristol Airport | 51 miles |



### Water

|                 |         |
|-----------------|---------|
| Port of Cardiff | 4 miles |
|-----------------|---------|



# Description

Mid-terrace light industrial/warehouse unit situated within an established trade and distribution location just off Penarth Road, on the western side of Cardiff. The property is constructed around a steel portal frame and provides a clear-span warehouse with a generous full-height working area, offering a maximum eaves height of approximately 8.5 metres.

The unit benefits from vehicular access via a single level roller shutter door, alongside a separate pedestrian entrance, making it well-suited for a range of industrial, storage, or trade counter uses.

# Accommodation

|       | sq ft<br>(Approx GIA) | sq m<br>(Approx GIA) |
|-------|-----------------------|----------------------|
| B6    | 3,135                 | 291                  |
| TOTAL | 3,135                 | 291                  |

The accommodation comprises the following areas:

# Specification



EPC: C (71)



Maximum clear internal height (m): 8.5



Minimum clear internal height (m): 6.6



Kitchen





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West Point   
Industrial Estate

# Rent

£26,650 per annum

# Lease Terms

New Lease

# Business rates

Rateable Value: £19,750

Rates Payable: £8,532 per annum based on 2026 Valuation

# Legal Costs

Each party to bear their own costs

# EPC

C (71)

# VAT

Applicable

# Availability

Available Q2 2026

# Contact

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# Agencies

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**Jenkins  
Best**  
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For further information, please contact joint agents - Knight Frank



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## Anti-Money Laundering (AML) Compliance Statement

In accordance with the UK Anti-Money Laundering Regulations 2017 (and subsequent amendments), all prospective purchasers must undergo a thorough identity verification process before entering into any property transaction. This includes providing valid identification, proof of address, and, where necessary, proof of the source of funds.